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Carol K. Backer, Auditor
By P. Hildebrand, Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Brian J. Kane, 2100 Asbury Rd, Ste 2, Dubuque, IA 52001, Phone: (563) 582-7980

Taxpayer Information: (Name and complete address)
Scott D. Ungs and Kaylee M. Ungs, 3384 Clemens Rd., New Vienna, IA 52065

Return Document To: (Name and complete address)
Brian J. Kane, 2100 Asbury Rd, Ste 2, Dubuque, IA 52001, Phone: (563) 582-7980

Grantors:
Iva M. Ungs

Grantees:
Scott D. Ungs
Kaylee M. Ungs

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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SPECIAL WARRANTY DEED

For the consideration of ten ($10.00)
Dollar(s) and other valuable consideration,
Iva M. Ungs, widowed and not remarried

do hereby Convey to Scott D. Ungs and Kaylee M. Ungs, husband and wife, as joint tenants with the full right of survivorship and not as tenants in common

the following described real estate in Delaware County, Iowa:
Parcel 2013-118 part of the South ¼ of the Southeast ¼ of the Northeast ¼ and part of the Northeast ¼ of the Southeast ¼ all in Section 24, Township 90 North, Range 3 West of the 5th Principal Meridian, Delaware County, Iowa, according to the Plat of Survey thereof, subject to and together with easements and restrictions of record. Per plat recorded in Bk 2013 Page 3880.

This Special Warranty Deed is given in consummation of that certain Real Estate Contract - Installments dated March 28, 2014, and recorded in the office of the Recorder of Delaware County on the 2nd day of April, 2014, as Instrument No. 2014 748.
Grantor warrants the title to the above described property as to all persons whose claims arise prior to March 28, 2014, and against the claims of all persons claiming by, through or under the undersigned subsequent to March 28, 2014.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA,
COUNTY OF DELAWARE

This instrument was acknowledged before me on March 28, 2014 by Iva M. Ungs, widowed and not remarried

, Notary Public

BRIAN J. KANE
Commission Number 125603
My Comm. Exp. JAN. 12, 2016

Dated: March 28, 2014

X Iva M. Ungs
Iva M. Ungs (Grantor)

(Grantor)

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

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